



THE
A-TEAM

**RE/MAX
FIRST**

3375 15 Street #408, Calgary T2T 4A2

MLS®#: **A2157045** Area: **South Calgary** Listing Date: **08/12/24** List Price: **\$639,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, In Garage Electric Vehicle Charging Station(s), Titled, Underground

DOM

38
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Membrane**
 Heating: **Central, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cedar, Stucco, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-------------|-----------------------|
| Kitchen | Main | 15`11" x 10`2" |
| Living Room | Main | 13`2" x 9`0" |
| Bedroom | Main | 11`4" x 9`2" |
| 4pc Ensuite bath | Main | 8`4" x 7`10" |
| 4pc Bathroom | Main | 8`0" x 4`11" |

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| Dining Room | Main | 11`11" x 9`0" |
| Bedroom - Primary | Main | 11`1" x 10`1" |
| Den | Main | 8`4" x 8`1" |
| 2pc Bathroom | Main | 7`10" x 3`0" |

Legal/Tax/Financial

Condo Fee:
\$687

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1 f2.55h15

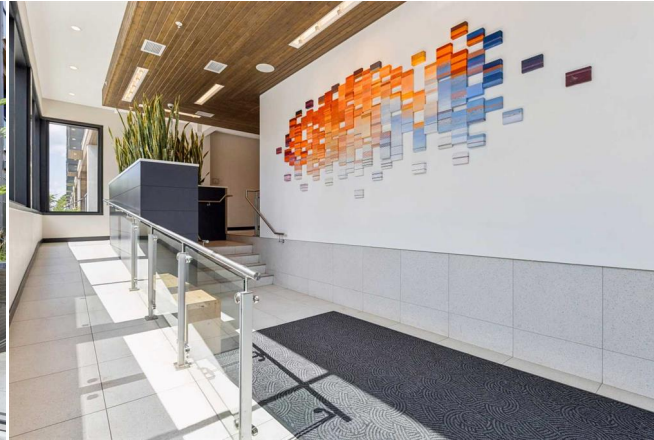
Legal Desc: **1911842**

Remarks

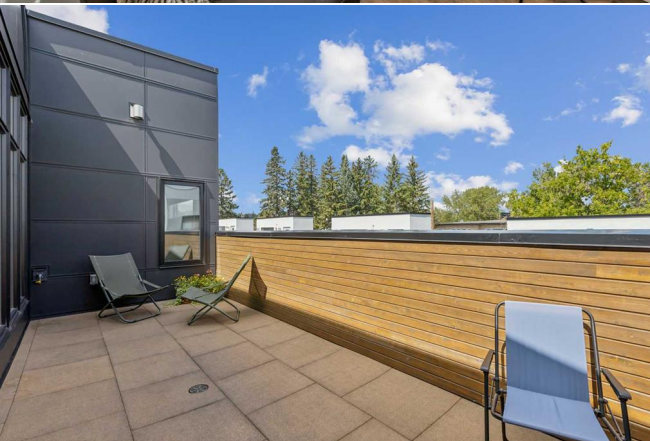
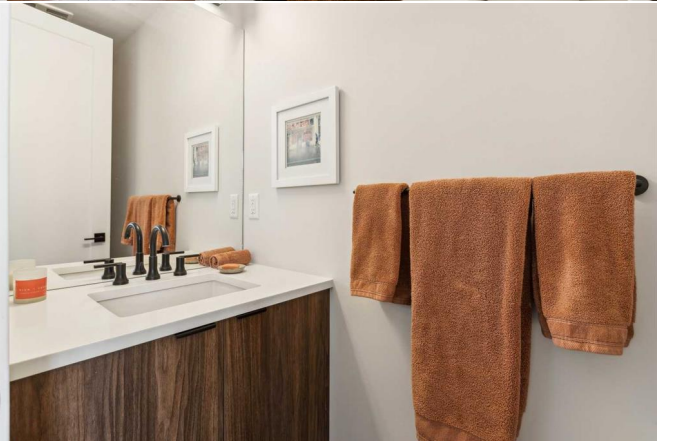
Pub Rmks: **Welcome to your new home in South Calgary, where comfort and elegance meet tranquility. This spacious and bright top-floor unit is nestled on the quiet side of the building, offering picturesque treetop views of South Calgary Park. Step inside to discover an open-plan layout that seamlessly blends functionality with style. The chef's kitchen is a highlight, featuring quartz countertops, a unique under-counter microwave, and a generous pantry. The expansive living and dining areas are bathed in natural light, thanks to floor-to-ceiling windows that open onto your private deck—perfect for enjoying peaceful mornings or evening sunsets. The master suite is a true retreat, complete with a walk-in closet and a luxurious ensuite bathroom boasting dual sinks. A versatile office/den provides additional space for work or relaxation, while the second bedroom also includes a walk-in closet and its own 4-piece ensuite bathroom. Guests will appreciate the convenience of a separate 2-piece bathroom, and in-suite laundry adds to the ease of daily living. Notable upgrades worth approximately \$15,000 include elegant California Closet built-ins and premium window coverings, enhancing both functionality and style. This home comes with one titled parking stall and is ideally situated close to a wealth of amenities, including shopping, schools, a library, an outdoor swimming pool, a pump track, tennis courts, and a dog park. Don't miss this exceptional opportunity to live in a beautifully appointed, top-floor residence with all the modern comforts and a prime location.**

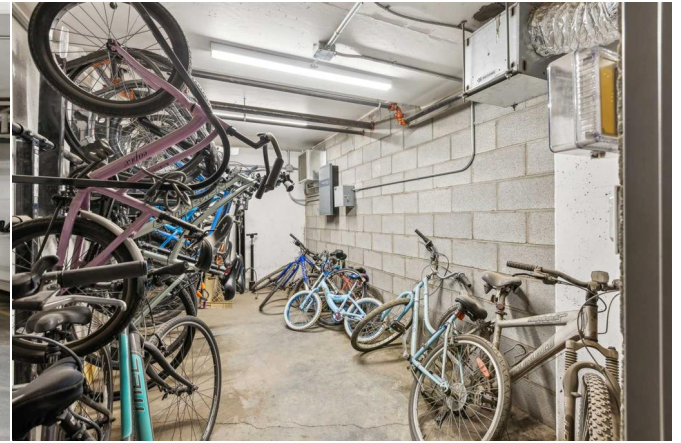
Inclusions: **none**
Property Listed By: **MaxWell Capital Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









07.30.2024 - 408-3375 15 ST SW
MAIN AREA 107731 SQ.FT 100.08 M2
RHS AREA 107731 SQ.FT 100.08 M2



MAN